

RAL

Recording requested by and
When recorded, mail to:

City of Milpitas
455 East Calaveras Blvd.
Milpitas, California 95035
Attn: City Manager

NO FEE DOCUMENT PURSUANT TO
GOVERNMENT CODE SECTION 6103

REGULATORY AGREEMENT

This REGULATORY AGREEMENT (the Agreement) is made and entered into this 17th day of November, 2003, by and between the CITY OF MILPITAS, a municipal corporation (the "City") and EDSSEL COURT APARTMENTS, a joint venture Partnership of four (4) couples/spouses (called the "Partnership"), and said couples/spouses in their individual/personal capacity namely: spouses Robert L. Pacleb and Sylvia S. Pacleb, spouses Vicente M. Songcayawon and Elsa P. Songcayawon, spouses Florencio S. Mendoza and Elsa B. Mendoza, and spouses Tony W. Lin and Bella Chung-yin Lin, Trustees (hereafter called the "Owners") witnesseth, that:

RECITALS

- A. The "Partnership" owns a .398 acre parcel of real property in Milpitas as more particularly described in Exhibit A attached to this Agreement (the "Property") upon which shall be constructed six (6) new units of rental multi-family housing.
- B. The "Owners" own four (4) separate parcels of real property in Milpitas, all bordering or adjacent to the "Property", with sixteen (16) existing units of rental multi-family housing, which 4 parcels are more particularly identified as 1116 and 1124 Shirley Drive, and 1129 and 1143 Edsel Drive, Milpitas.
- C. The "Partnership" and the "Owners", with the approval and funding assistance of the "City", are in the process to further develop, improve/upgrade and beautify their above-mentioned combined 5 parcels of real property (hereafter called the "Development").
- D. As a condition for approval of P-PD2002-1, the "Partnership" and the "Owners" shall ensure that no fewer than four (4) existing rental housing units in the "Development" shall be rented at prices affordable to a Low Income Household, as defined below.

RECEIVED

NOV 20 2003

CITY OF MILPITAS
PLANNING DIVISION

E. As further consideration and to further the interest of the "City", the "Partnership" and "Owners" have agreed to enter into and record this Agreement. The purpose of this Agreement is to regulate and restrict the occupancy and rents as regards the designated four (4) existing rental housing units affordable to low income households and to provide for management responsibilities with respect to the "Development". The covenants in this Agreement are intended to run with the land and be binding on the "Partnership" and "Owners" and their assigns and successors-in-interest.

NOW THEREFORE, IN CONSIDERATION of the mutual agreement, obligations and representations, and in further consideration for the aforementioned funding, the "Partnership", "Owners" and "City" hereby agree as follows:

DEFINITIONS

The following terms have the meanings and content set forth in this section wherever used in this Regulatory Agreement or attached exhibits.

1. "CITY" is the City of Milpitas, a municipal corporation and its authorized representatives, officers, officials, directors, employees, and agents.
2. "ASSISTED UNIT" means a Unit with restricted occupancy and rents pursuant to this Regulatory Agreement.
3. "AREA MEDIAN INCOME" means the median income for the San Jose Primary Metropolitan Statistical Area (PMSA), with adjustments for household size, as determined from time to time by the United States Department of Housing and Urban Development (HUD) pursuant to the United States Housing Act of 1937, as amended, or such other method of median income calculation applicable to the City that HUD may hereafter adopt in connection with said Act.
4. "PARTNERSHIP" means the joint venture partnership formed by 4 couples/spouses mentioned above under the name EDSSEL COURT APARTMENTS.
5. "DEVELOPMENT" means the *twenty two (22) units of multi-family housing including six (6) new apartment units to be constructed and sixteen (16) existing apartment units* and all parking, landscaping, and other improvement appurtenant thereto.
6. "LOW INCOME HOUSEHOLD" means a household whose annual income does not exceed eighty percent (80%) of the median income for the San Jose PMSA as determined by HUD with adjustments for smaller and larger households.

7. **"RESERVED"**

8. **"OWNERS"** means the four (4) couples/spouses who separately own 4 distinct and separate parcels of real property in Milpitas with 16 existing apartment units all bordering or adjacent to the "Property", and their authorized representatives, assigns, transferees, or successors-in-interest thereto.

9. **"PROPERTY"** means the real property described in Exhibit A attached hereto and incorporated herein, including the six (6) new units of rental multi-family housing to be constructed thereon pursuant to the Loan Agreement.

10. **"UNIT"** means a housing unit in the "Development".

11. **"TERM"** means the term of this Agreement described herein.

12. **TERM OF AGREEMENT.** This Regulatory Agreement shall commence upon execution and shall remain in full force and effect for the lifetime of the "Development". For purposes of this Agreement, "lifetime of the Development" shall mean *twenty (20) years* from execution of this Agreement by the City of Milpitas.

"DEVELOPMENT" OCCUPANCY AND RENTS

13. **OCCUPANCY OF "DEVELOPMENT".** "Owners" shall limit for the full term of this Regulatory Agreement the rental of the designated and existing four (4) Units to Low Income Households at rents that do not exceed the maximum rental charges for each Unit as set forth in this Regulatory Agreement.

14. The "Owners" have decided and agreed to designate the following existing apartment units in the "Development" as the rentable housing units affordable to low income households, to wit:

- (a) Apartment No. 4, 1116 Shirley Drive, Milpitas
- (b) Apartment No. 4, 1124 Shirley Drive, Milpitas
- (c) Apartment No. 4, 1129 Edsel Drive, Milpitas
- (d) Apartment No. 4, 1143 Edsel Drive, Milpitas.

15. **MAXIMUM RENTAL CHARGES.** For a Low-Income Household occupying an Assisted Unit, the total monthly charges for rent and utility allowances shall not exceed one-twelfth of thirty percent (30%) of eighty percent (80%) of Area Median Income, adjusted for household size.

16. **INCOME CERTIFICATION AND INCREASES IN TENANT INCOMES.**

(a) The income levels and other qualifications of Low-Income Household applicants for Assisted Units shall be certified prior to initial occupancy and recertified yearly as provided for in Section 23(b) of this Agreement. "City" shall assume responsibility for obtaining all documentation necessary to certify or recertify a Low Income Household for approval. In the event that recertification of a Low Income Household's income indicates that the income exceeds the maximum designated for a Low-Income Household, "Owners" may increase the rent on such Assisted Unit as permitted in Section 16(b)

(b) In the event that recertification indicates that a Low-Income Household or Moderate-Income Household ("Household") exceeds the maximum designated income, "Owners" shall continue to calculate rent not to exceed one-twelfth of thirty percent (30%) of the Household's actual income. Upon the Household vacating the Assisted Unit, the rental amount shall be determined solely with reference to Section 18 of this Agreement and not by the rental amount paid by any previous Household.

17. **SECTION 8 CERTIFICATE HOLDERS.** The "Partnership" and "Owners" will accept as tenants, on the same basis as all other prospective tenants, persons who are recipients of federal certificates for rent subsidies pursuant to the existing housing program under Section 8 of the United States Housing Act, or its successor. The "Partnership" and "Owners" shall not apply selection criteria to Section 8 Certificate or voucher holders that are more burdensome than criteria applied to all other prospective tenants, nor shall they apply or permit the application of management policies or lease provisions with respect to the "Development" which have the effect of precluding occupancy of units by such prospective tenants.

18. **NONDISCRIMINATION.** The "Partnership" and "Owners" shall not discriminate or segregate in the use, enjoyment, occupancy, conveyance, lease, sublease, or rental of "Development" units on the basis of race, color, ancestry, national origin, religion, sex, sexual preferences, age, marital status, family status, source of income, physical or mental disability, Acquired Immune Deficiency Syndrome (AIDS), or AIDS-related conditions (ARC), or any other arbitrary basis. The "Partnership" and "Owners" shall include a statement in all advertisements, notices and signs for the availability of "Development" units for rent to the effect that they are an Equal Housing Opportunity Provider.

PROPERTY MANAGEMENT

19. **MANAGEMENT RESPONSIBILITIES.**

(a) The "Partnership" and "Owners" are responsible for all management functions with respect to their respective "Development" units including without limitation the selection of tenants, initial certification of household size and income subject to approval by "City" staff, evictions, collection of rents and deposits, maintenance, landscaping, routine and extraordinary repairs, replacement of capital items, and security. The "City" shall have no responsibility over management of the "Development".

(b) The "City" shall be responsible for the initial certification of household size and income and for any future recertifications.

20. **INSPECTION AND RECORDS.** The "Partnership" and "Owners" shall maintain records, which clearly document their performance of their obligations to operate the "Development" units under the terms of this Agreement. They shall submit any records to the "City" within ten (10) business days of the "City's" request. They shall permit the "City" to enter and inspect the "Development" for compliance with obligations under this Agreement upon twenty-four (24) hours advance notice of such visit by the "City" to the former or their management agent and to tenants of any "Development" units.

21. **FEES, TAXES, AND OTHER LEVIES.** "Partnership" and "Owners" shall be responsible for payment of all fees, assessments, taxes, charges and levies imposed by any public authority or utility company with respect to the "Development", and shall pay such charges prior to delinquency.

GENERAL PROVISIONS

22. **SUBORDINATION.** "City" agrees to subordinate this Agreement to the "Partnership's" and Owner's" construction and permanent loans for the "Development" subject to and upon the same conditions for subordination of the City's Deed of Trust encumbering the property.

23. **DEFAULT AND REMEDIES.** In the event of any breach of any agreement or obligation under this Agreement by the "Partnership" and "Owners", the "City" shall provide written notice to them of such breach. They shall have an opportunity to cure such breach within thirty (30) days from their receipt of such written notice or such longer period of time as the "City" reasonably determines is necessary to cure the breach if they diligently undertake to cure such breach. If the "Partnership" and "Owners" fail to perform a timely cure of the specified breach, the "City" may proceed with any or all of the following remedies upon the former's failure to cure:

(a) Bring an action in equitable relief seeking the specific performance by the "Partnership" and "Owners" of the terms and conditions of this Regulatory Agreement, and/or enjoining, abating, or preventing any violation of said terms and conditions, and/or seeking declaratory relief;

(b) Pursue any other remedy provided under the Loan Agreement or allowed at law or in equity.

24. **NON-LIABILITY OF OFFICIALS, EMPLOYEES AND AGENTS.** No officer, employee or agent of the "City" shall be personally liable to the other parties for any obligation created under the terms of this Agreement except in the case of fraud or willful misconduct by such person.

25. **INDEMNITY.** The "Partnership" and the "Owners" shall indemnify and hold the "City", its officers, employees, and agents free and harmless against any losses, damages, liabilities, claims, demands, judgments, actions, court costs, and legal or other expenses (including attorneys' fees) which the "City" may incur as a direct or indirect consequence of the former's failure to perform any obligations as and when required by this Regulatory Agreement. This indemnity obligation shall not extend to any claim arising solely from the gross negligence or willful acts of the "City", its agents, and its employees. The other parties' duty to indemnify the "City" shall survive the terms of this Regulatory Agreement.

26. **GOVERNING LAW.** This Agreement shall be interpreted under and be governed by the laws of the State of California, except for those provisions relating to choice of law and those provisions preempted by federal law.

27. **AGREEMENT CONTROLS.** In the event that any provisions of this Agreement and any Loan Document conflict, the terms of this Agreement shall control.

28. **ATTORNEYS' FEES AND COSTS.** In the event that any legal or administrative action is commenced to interpret or to enforce the terms of this Agreement, the prevailing party in any such action shall be entitled to recover all reasonable attorneys' fees and costs incurred in such action.

29. **TIME.** Time is of the essence in this Agreement.

30. **CONSENTS AND APPROVALS.** Any consent or approval of the "City" required under this Agreement shall not be unreasonably withheld. Any approval must be in writing and executed by an authorized representative of the "City".

31. **NOTICES, DEMANDS AND COMMUNICATIONS.** All notices, demands and communications required or permitted to be given under this Agreement shall be in writing and shall be (i) delivered personally, (ii) sent via Federal Express (or another comparable overnight messenger service), (iii) sent via telecopy, or (iv) mailed, certified or registered mail, return receipt requested, to the parties at the following addresses:

CITY: The City of Milpitas
455 East Calaveras Blvd.
Milpitas, California 95035
Attn: City Manager

PARTNERSHIP: Edsel Court Apartments
2690 South White Road, Suite #100
San Jose, CA 95148
Attn: Mr. Vince Songcayawon

OWNERS: c/o Mr. Vicente M. Songcayawon
2690 South White Road, Ste. 100
San Jose, CA 95148

Personally delivered notices shall be deemed given upon actual personal delivery to the intended recipient. Telecopied notices shall be deemed given upon completion of transmission to the receiving telecopy machine. Notices sent via Federal Express (or another comparable overnight messenger service) shall be deemed given the immediately following business day. Mailed notices shall be deemed given upon the earlier of three (3) business days after deposit into the United States mail, registered or certified, with postage fully prepaid, or the date of actual receipt as evidenced by the return receipt.

32. **BINDING UPON SUCCESSORS.** All provisions of this Agreement shall be binding upon and inure to the benefit of the heirs, administrators, executors, successors-in-interest, transferee, and assigns of the "Partnership" and "Owners" and the "City", and shall run with the land for the full term of this Agreement, regardless of any assignment, payment, prepayment, expiration, extinguishment of the Loan or Note, any reconveyance of the Deed of Trust, or any conveyance or transfer of the "Development" property or portion thereof.

33. **RELATIONSHIP OF PARTIES.** The relationship of the "Partnership" and the Owners" on one hand and the "City" on the other for this "Development" during the term of this Agreement shall not be construed as a joint venture, equity venture, or partnership.

34. **WAIVER.** Any waiver by the "City" of any obligation in this Agreement must be in writing. No waiver will be implied from any delay or failure by the "City" to take action on any breach or default of the other parties or to pursue any remedy allowed under this Agreement, the Loan Documents, any other applicable agreements, or applicable law. Any extension of time granted to the "Partnership" and "Owners" to perform any obligation under this Agreement shall not operate as a waiver or release from any of its obligations under this Agreement. Consent by the "City" to any act or omission by the other parties shall not be construed to be a consent to any other or subsequent act or omission or to waive the requirement for the "City's" written consent to future waivers.

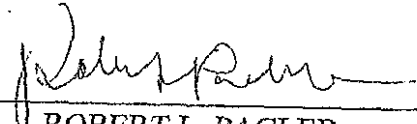
35. **AMENDMENTS AND MODIFICATIONS.** Any amendments or modifications to this Agreement must be in writing, and shall be made only if executed by both the other parties and the "City".

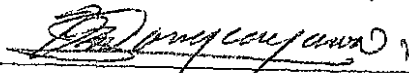
36. **SEVERABILITY.** Every provision of this Agreement is intended to be severable. If any provision of this Agreement shall be held invalid, illegal, or unenforceable by a court of competent jurisdiction, the validity, legality, and enforceability of the remaining provisions shall not in any way be affected or impaired.

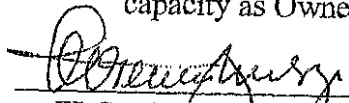
IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first written.

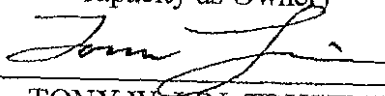
EDSEL COURT APARTMENTS

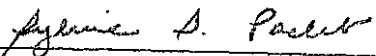
By:



ROBERT L. PACLEB
(As partner & in his personal
capacity as Owner)

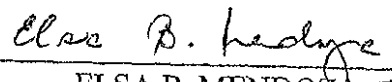

VICENTE M. SONGCAYAWON
(As partner & in his personal
capacity as Owner)

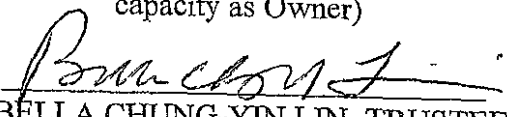

FLORENCIO S. MENDOZA, TRUSTEE
(As partner & in his personal
capacity as Owner)


TONY W. LIN, TRUSTEE
(As partner & in his personal
capacity as Owner)


SYLVIA S. PACLEB
(As partner & in her personal
capacity as Owner)


ELSA P. SONGCAYAWON
(As partner & in her personal
capacity as Owner)



ELSA B. MENDOZA, TRUSTEE
(As partner & in her personal
capacity as Owner)



BELLA CHUNG-YIN LIN, TRUSTEE
(As partner & in her personal
capacity as Owner)

CITY:

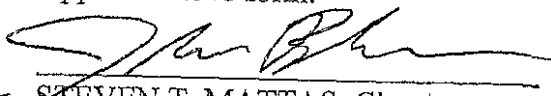
The City of Milpitas

By: 

Its: 

Attest: 
GAIL BLALOCK, City Clerk

Approved as to form:


for STEVEN T. MATTAS, City Attorney

LEGAL DESCRIPTION

The land referred to herein is situated in the State of California, County of Santa Clara, City of Milpitas, described as follows:

A portion of Lots 24, 25, 26 and 27, as said Lots are shown on that certain Map entitled, "Tract No. 2440 Milpitas Village", which Map was filed for record in the Office of the Recorder of the County of Santa Clara, State of California on September 12, 1962 in Book 152 of Maps, at Page 1, more particularly described as follows:

Beginning at a point on the Northerly line of Edsel Drive, said point being distant thereon N. 74 deg. 17' 42" E., 10.00 feet from the intersection thereof with the Westerly line of Lot 26, as said Lot and Drive are shown upon the Map entitled, "Tract No. 2440 Milpitas Village", which Map was filed for record in Book 152 of Maps, at Page 1, Santa Clara County Records; and running N. 15 deg. 26' W., and parallel with said Westerly line of Lot 26, 110.00 feet; thence N. 74 deg. 17' 42" E., 77.50 feet to the Easterly line of said Lot 26; thence N. 15 deg. 26' W., along said Easterly line and the Easterly line of Lot 27, 73.61 feet; thence S. 74 deg. 34' W., and parallel with the Southerly line of said Lot 27, 77.50 feet; thence N. 15 deg. 26' W., and parallel with the Westerly line of said Lot 27, 110 feet to the Southerly line of Shirley Drive; thence S. 74 deg. 34' W., along said Southerly line of Shirley Drive, 20 feet; thence S. 15 deg. 26' E., and parallel with the Easterly line of Lot 24, 110 feet thence S. 74 deg. 34' W., and parallel with the Southerly line of said Lot 24, 77.50 feet to the Westerly line of said Lot 24; thence S. 15 deg. 26' E., along said Westerly line of Lot 24, and the Westerly line of Lot 25, 74.44 feet; thence N. 74 deg. 17' 42" E., 77.50 feet; thence parallel with the Easterly line of Lot 25, S. 15 deg. 26' E., 110 feet to the Northerly line of Edsel Drive; thence along said Northerly line of Edsel Drive, N. 74 deg. 17' 42" E. 20 feet to the point of beginning.

APN: 088-03-065, 088-03-058

ARB: 088-03-057

End of Legal Description

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

Santa Clara

ss.

On 11-20-2003

Date

, before me, GAIL A. BLALOCK, Notary Public

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

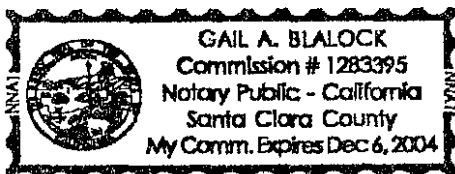
personally appeared

Thomas J. Wilson

Name(s) of Signer(s)

☒ personally known to me.

☐ proved to me on the basis of satisfactory evidence



to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Gail A. Blalock

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document:

Regulatory Agreement

Document Date:

November 17, 2003

Number of Pages:

11

Signer(s) Other Than Named Above:

Robert L. Pacleb Sylvia S. Pacleb

Capacity(ies) Claimed by Signer

Signer's Name:

Thomas J. Wilson

☐ Individual

☒ Corporate Officer — Title(s):

City Manager

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

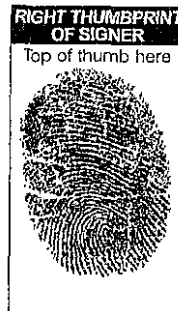
☐ Trustee

☐ Guardian or Conservator

☐ Other:

Signer Is Representing:

City of Milpitas



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Santa Clara

On 11-17-2003 before me, Florentino M. Pesayco, Notary Public
Date Name and Title of Officer (e.g., Jane Doe, Notary Public)
personally appeared Florencio S. Mendoza & Elsa B. Mendoza
Name(s) of Signer(s)

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Florentino M. Pesayco
Signature of Notary Public

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Title or Type of Document: Regulatory Agreement

Document Date: November 17, 2003

Number of Pages: 11

Signer(s) Other Than Named Above: Vicente M. Songcayawon & Elsa P. Songcayawon
Robert L. Padgett & Sylvia S. Padgett
Tony W. Lin & Bella Chung-yin Lin

Capacity(ies) Claimed by Signer(s)

Signer's Name: Florencio S. Mendoza, Trustee Signer's Name: Elsa B. Mendoza, Trustee

- ☒ Individual
☐ Corporate Officer
Title(s): _____
☒ Partner — ☐ Limited ☒ General
☐ Attorney-in-Fact
☒ Trustee
☐ Guardian or Conservator
☐ Other: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here



Signer Is Representing:

Himself; Edsel
Court Apartments

- ☒ Individual
☐ Corporate Officer
Title(s): _____
☒ Partner — ☐ Limited ☒ General
☐ Attorney-in-Fact
☒ Trustee
☐ Guardian or Conservator
☐ Other: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here



Signer Is Representing:

Herself; Edsel
Court Apartments

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Santa Clara

On 11-18-2003 before me, Florentino M. Pesayco, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared Vicente M. Songcayawon & Elsa P. Songcayawon
Name(s) of Signer(s)

☒ personally known to me – OR – ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Florentino M. Pesayco
Signature of Notary Public

OPTIONAL

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Signer(s) Other Than Named Above: Robert L. Pacleb & Sylvia S. Pacleb
Florencio S. Mendoza & Elsa B. Mendoza
Capacity(ies) Claimed by Signer(s) Tony W. Lin & Billa Chung-yin Lin

Signer's Name: Vicente M. Songcayawon

Signer's Name: Elsa P. Songcayawon

- ☒ Individual
☐ Corporate Officer
Title(s): _____
☒ Partner — ☐ Limited ☒ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here



Signer Is Representing:

Himself; Edsel
Court Apartments

- ☒ Individual
☐ Corporate Officer
Title(s): _____
☒ Partner — ☐ Limited ☒ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here



Signer Is Representing:

Herself; Edsel
Court Apartments

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

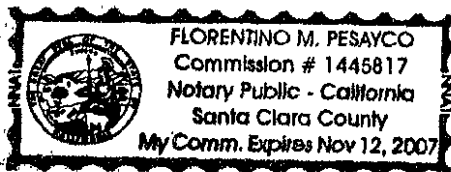
State of California

County of Santa Clara

On 11-18-2003 before me, Florentino M. Pesayco, Notary Public

personally appeared Tony W. Lin & Bella Chung-yin Lin

☐ personally known to me – OR – ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Florentino M. Pesayco
Signature of Notary Public

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Florencio S. Mendolaza & Elsa B. Mendolaza
Robert L. Pacheco & Sylvia S. Pacheco

Capacity(ies) Claimed by Signer(s)

Signer's Name: Tony W. Lin, Trustee

- ☒ Individual
☐ Corporate Officer
Title(s): _____
☒ Partner — ☐ Limited ☒ General
☐ Attorney-in-Fact
☒ Trustee
☐ Guardian or Conservator
☐ Other: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here



Signer Is Representing:
Himself; Edsel
Court Apartments

Signer's Name: Bella Chung-yin Lin, Trustee

- ☒ Individual
☐ Corporate Officer
Title(s): _____
☒ Partner — ☐ Limited ☒ General
☐ Attorney-in-Fact
☒ Trustee
☐ Guardian or Conservator
☐ Other: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here



Signer Is Representing:
Herself; Edsel
Court Apartments